

**PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
January 4, 2023**

*Due to the Covid-19 pandemic, this was held as hybrid meeting. Questions and comments from the public in person or virtually.*

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin.

**PRESENT:** Dennis Martin, Richard Jordan, Nick Kurtz, Lindsay Lebresco and David Lemons

**ABSENT:** Greg Allen and Steve Hessler

**ALSO PRESENT:** Township Manager Scott Greenly, Building & Zoning Official Tara Giordano; Township Engineer Dan Daley

**REORGANIZATION:** *Mr. Jordan made a motion to nominate Dennis Martin as Chairperson, Mr. Kurtz seconded and the motion carried. Mr. Martin made a motion to nominate Nick Kurtz as Vice-Chair, Ms. Lebresco seconded and the motion carried. Mr. Jordan made a motion to nominate Lindsay Lebresco as Secretary, Mr. Kurtz seconded and the motion carried.*

Mr. Martin took a moment to thank Charlie Kalemjian for his many years of service on the Planning Commission.

**MINUTES:** *Mr. Jordan made a motion to approve the minutes of October 5, 2022 as presented. Mr. Kurtz seconded, and the motion was carried.*

**BUISNESS:**

**Downingtown Area School District – Downingtown East High School – Preliminary/Final Land Development Plan –**

The Preliminary/Final Land Development Plan proposes changes to Downingtown East High School which include building additions as well as the enclosure of one of the courtyards in order to implement blended learning, expanded classrooms for project based learning and indoor/outdoor space. The proposal also includes improvement to traffic patterns within the parking lot and at the intersection at Devon Dr.

Justin Brewer, Engineer for the Applicant, explained that they had received and will comply with all of the comments within the review letters from the Township Consultants. The major comments pertained to the parking calculation tabulation which has been checked and re-checked in order to be sure the numbers were correct. Although they will be losing 12 parking spaces with the reconfiguration of the parking, there will be 884 total spaces provided where 872 spaces are required per the ordinance.

The discussion continued to the phasing plan. The on-site reconfiguration of the parking areas will be completed first so that when school is in session in the fall of 2023, the new traffic pattern will be utilized. The contractor parking and staging area was also discussed. While school is in session, contractors can park in the Lionville park lot since there is a Tri-Party agreement. During the summer months, contractors can park on-site and the staging area will be located in the lots closest to the proposed addition. Mr. Daley noted that the Township Staff and Applicant have been meeting to work out the details additionally.

Mr. Jay Clough of KA Architecture, indicated that parking permits for the students will be controlled so that a parking problem does not occur while the building is under construction for the 2023-24 school year. An interior construction phasing plan will be provided with the building permit application as well in order to keep the contractors and the students separate and safe during construction.

Greg Richardson of Traffic Planning & Design spoke of the improvements to Devon Dr which include widening the existing crosswalk from the student lot to the LYA park, adding a crosswalk along the entrance road of the high school, adding a median island and crosswalk to the west side of the entrance to the school as well as an additional median island and crosswalk in the area of the entrance to the YMCA. Dale Lauer noted that although part of the proposed land development plan, the Devon Drive improvement plan will be bid out separately from the school project so that a qualified contractor will ensure the work is done to Township standards and the project can be completed as soon as this summer.

Resident Steven Swymer questioned the need for the school addition with the decreasing population and also suggested that the crosswalks on Devon Drive be raised and that the crosswalks be pedestrian activated.

Mr. Kurtz inquired about the traffic study. Mr. Richardson and Mr. Lauer discussed the appropriate time for the most accurate results and will submit the post-construction traffic study by the end of 2024, once construction is complete which will be approximately 3 months after finalization.

*Mr. Kurtz made a motion to recommend the granting of the requested waivers and approval of the Preliminary/Final Land development plan pursuant to compliance with the Township Consultant review letters and all State and County approvals including DEP and CCPC. The plans should also incorporate the Devon Dr. road improvements for recording. Additionally, recommending that an escrow be put in place for the traffic impact study to be conducted post-construction and that the study includes the entire Lionville School Campus area (high school, elementary school, middle school) and be submitted by the end of 2024. Mr. Jordan seconded and the motion carried.*

**ANNOUNCEMENTS:** All meetings are again held at the Township building but may also be accessed via “zoom” platform if applicable. Please check the Township website for updates

1. 01/17 – Board of Supervisors – 7:30 pm

There being no other business Mr. Jordan made a motion to adjourn at 8:22p.m. Ms. Lebresco seconded, and the motion was carried.

Respectfully Submitted,

Tara Giordano